

## KALISPELL SENIOR CENTER HEALTH, SAFETY & CONVENIENCE ISSUES

- Grade on both access ramps too steep to allow for easy access. Not ADA compliant (grandfathered in).
- No way to add a stair lift system without major modification, which would require the building to meet present day ADA requirements. Elevator system is cost prohibitive.
- Downstairs bathroom not wheelchair or walker accessible.
- Upstairs bathroom is larger, but still not wheelchair accessible and cannot be accessed without using a single step from the outside or multiple steps inside.
- Access to midlevel bathroom using ramps requires going outside and re-entering through the main front double door using the single step up, which can be dangerous during winter weather.
- Limited parking for seniors, requiring on street parking, most of which is in a 2 hour parking zone. We could get a discounted parking rate in a nearby by permit only parking, but it's too far to walk for most seniors.
- Since July 2010 to present, we've had the following out of the ordinary expenses:

○ 07/2010	Roof Repair	\$100
○ 09/2010	Parking Lot Patch	75
○ 11/2010	Clogged Sewer Line	375
○ 12/2010	Furnace Repair	59
○ 02/2011	Furnace Repair	98
○ 10/2011	Clogged Sewer Line	520
○ 11/2011	Install Electrical line	318
○ 02/2012	Replace Door Lock	101
○ 03/2012	Clogged Sewer	320
○ 06/2012	Sewer Repair	598
○ 11/2012	Water Heater	1125
○ 01/2013	Wood Floor Refinish	2800
○ 07/2013	Troubleshoot AC	159
○ 08/2013	Replace Light Fixture	101
○ 08/2013	Replace AC Compressor	2688

We have either a refrigerator or freezer leaking water now. We also have a water leak on the west side of the senior center.

- The rental house front entry way is slowly sinking. We have had one major foundation crack repaired.
- The outside of the house needs painting, but don't want to use volunteers because it was last painted with lead paint. Bids to do this job back in 2012 ranged from \$3200 - \$3750. To paint the senior center would add an additional \$6290 according to a 2012 bid.

- Using volunteers with donations from membership and using left over paint, the board hopes to finish repairs to the house soon, and will be able to rent it out again.
- Annual operational costs of the senior center are approaching \$40,000 although we have budgeted just over \$38,000 for our fiscal year ending 6/1/2014. The Kalispell Center Mall has no space for a giftwrapping fundraiser this year, and the swing dance group pulled out of our center, both of which we were counting on to meet budget objectives.
- With the rental house being vacant, we are having to pickup utility and maintenance costs on the house, which was not included in the budget.
- Items adding to the maintenance costs are carpet and mat cleaning, sand & ice melt during winter months, 1<sup>st</sup> aid training for staff including for the defibrillator, fire extinguisher & furnace service, paint for such things as blacktop parking spaces & interior touchup along with kitchen and building supplies.
- The building we operate in will be 100 years old in 2015. Some of the stucco around the front of the main building is deteriorating and should be evaluated.
- The building needs major work on the outside to compliment the neighborhood.
- There is concern about mold, asbestos, and lead paint issues which have never been evaluated by a qualified environmental inspector, which could be affecting the health of seniors using the facility and those who rent the two rental units. This is a liability issue to the county and our association.

#### Senior Center Programing Concerns:

- We are at capacity in our three exercise classes, causing the center to add two additional exercise classes.
- We don't have any room for expansion with limited parking and inside space issues.
- Our membership continues to grow with many new folks joining mainly for the exercise program.
- We can get folks with mobility disabilities to the center, but access is limited to those who either have a caregiver who can get them down & up the ramps, and into the tight restroom space. Many who could benefit by our programs are unable to use the facility.
- Budget issues force us to operate with limited hours without a senior center director. We have 3 part time employees being paid at and just above minimum wage.